



16 April 2024

ASTI – BIDS AND AWARDS COMMITTEE
BAC Resolution No. 24-04-043

RECOMMENDING THE AWARD OF CONTRACT TO BSM HOLDINGS, INC.
FOR THE PROVISION OF ONE (1) LOT LEASE OF VENUE FOR THE CONDUCT OF
CULMINATION EVENT OF SARWAIS PROJECT

Purchase Request No.	:	SAR-AIS-24-03-18800
Date of Purchase Request	:	06 March 2024
Request for Quotation No.	:	24-04-4739
Solicitation No.	:	24-04-4739
PhilGEPS Reference No.	:	10719695
Approved Budget for the Contract	:	₱521,022.04

WHEREAS, the Solutions and Services Engineering Division submitted to the DOST-ASTI Bids and Awards Committee (BAC) **Purchase Request No. SAR-AIS-24-03-18800** for the **Lease of Venue for the Conduct of Culmination Event of SARWAIS Project** and shall be undertaken through Section 53.10 (Lease of Venue) of the 2016 revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184;

WHEREAS, the **Lease of Venue** shall be conducted within **Quezon City or Pasay City** on **17 May 2024** (tentative schedule), with an Approved Budget for the Contract (ABC) amounting to **Five Hundred Twenty-One Thousand Twenty-Two Pesos and 4/100 Only (₱521,022.04)**;

WHEREAS, it is preferred that government agencies lease publicly-owned real property or venue from other government agencies. However, in a Memorandum dated **31 March 2024**, the end-user unit justified that leasing a privately-owned venue is more advantageous than leasing a government-owned venue. Likewise, in support of its position, the end-user unit conducted market research and submitted a cost-benefit analysis;

WHEREAS, the Consolidated Guidelines for the Alternative Methods of Procurement, item V-D 9(c)(ii)(a) of Annex "H" in the 2016 revised IRR of RA No. 9184 provides that "the BAC shall send the RFQ to at least three (3) venues within the vicinity of the selected location. Receipt of at least one (1) quotation is sufficient to proceed with the evaluation thereof";

WHEREAS, on 04 April 2024, the DOST-ASTI BAC, through its Secretariat initiated the procurement activity by publishing a Request for Quotation (RFQ) and inviting three (3) prospective lessors, namely: (1) Araneta Hotels, Inc. (Novotel Manila-Araneta Center); (2) BSM Holdings, Inc. (Citadines Bay City Manila); and (3) Bay Area Hotel Ventures, Inc. (Seda Manila Bay);

WHEREAS, before the deadline for submission of quotation on 08 April 2024, 2:00 PM, three (3) bidders submitted quotations, viz: (1) **Araneta Hotels, Inc. (Novotel Manila-Araneta Center)**; (2) **Bay Area Hotel Ventures, Inc. (Seda Manila Bay)**; and (3) **BSM Holdings, Inc. (Citadines Bay City Manila)**;

WHEREAS, upon careful review and evaluation of the DOST-ASTI BAC on the legal requirements submitted by the prospective lessor, it was evidenced that **BSM Holdings, Inc.** complied with the eligibility requirements. Likewise, the DOST-ASTI BAC determined that the financial proposal submitted by **BSM Holdings, Inc.** in the amount of **Three Hundred Eighty-Three Thousand Three Hundred Twenty-One Pesos and 44/100 Only (₱383,321.44)**, inclusive of all government taxes and fees, is within the ABC and, thus, compliant with the financial requirement;

WHEREAS, the venue being offered by **BSM Holdings, Inc.** was rated by the end-user unit in accordance with the technical specifications prepared pursuant to Appendix B (Rating Factors and Determination of Reasonableness of Rental Rates) of the Consolidated Guidelines for the Alternative Methods of Procurement, as follows:



	RATING FACTORS	WEIGHT (%)	BSM HOLDINGS, INC.
I	Availability	X (.15)	15
II	Location and Site Condition	X (.15)	13.95
III	Neighborhood Data	X (.05)	4.9
IV	Venue	X (.40)	39.2
V.	Affordability	X (.25)	23
		TOTAL	96.05%

WHEREAS, upon review and evaluation of the compliance with the technical requirements of the procurement project, **BSM Holdings, Inc.** was determined to be the **Single Calculated and Responsive Quotation**; and

WHEREAS, Section 12 of RA No. 9184 provides that the BAC shall, among other matters, recommend the award of contracts to the Head of the Procuring Entity (HoPE) or his/her duly authorized representative.

WHEREFORE, the **DOST-ASTI BAC RESOLVES**, as it is hereby **RESOLVED**, to recommend to the **DOST-ASTI HoPE**, for his approval, to award the contract for the **LEASE OF VENUE FOR THE CONDUCT OF CULMINATION EVENT OF SARWAIS PROJECT**, through **NEGOTIATED PROCUREMENT UNDER SECTION 53.10 LEASE OF REAL PROPERTY AND VENUE**, to **BSM HOLDINGS, INC.**, with a total bid amount of **THREE HUNDRED EIGHTY-THREE THOUSAND THREE HUNDRED TWENTY-ONE PESOS & 44/100 ONLY (₱383,321.44)**, inclusive of all government taxes and fees.

Done in Quezon City, Philippines, this 16th day of April 2024.

 Digitally signed
by Alvin E.
Retamar
ALVIN E. RETAMAR
End-user 

NARCISA JUVILYN C. CASTAÑEDA
BAC Member

HAROLD BRYAN S. PALER
BAC Member

MERYL REGINE L. ALGODON, Ph.D.
BAC Member

PHILIP A. MARTINEZ
BAC Member

JEFFREY A. ABOROT
BAC Vice Chairperson

BAYANI BENJAMIN R. LARA
BAC Chairperson

APPROVED/DISAPPROVED:

FRANZ A. DE LEON, Ph.D.
Director, DOST-ASTI